



SE PERSPECTIVE

PROJECT TEAM

OWNER / DEVELOPER:	SHELTER HOLDINGS, LLC 11624 SE 5 TH STREET, SUITE 210 BELLEVUE, WA 98005
ARCHITECT:	JACKSON MAIN ARCHITECTURE 311 1 ST AVENUE SOUTH SEATTLE, WA 98104
CIVIL:	KPFF 1601 5 TH AVENUE STE 1600 SEATTLE, WA 98101
LANDSCAPE ARCHITECT:	RICHARD WARD ASSOCIATES 2100 112 TH AVENUE NE STE 100 BELLEVUE, WA 98004

HAYDEN ISSAQUAH HIGHLANDS STORAGE

PRE-APPLICATION SUBMITTAL

DECEMBER 01, 2017

TABLE OF CONTENTS

EXISTING SITE INFORMATION		BUILDING MASSING + ARCHITECTURAL CONCEPT	
EXISTING SITE	01	SITE FEATURES	10
PHOTOS INTO SITE	02	CIVIL SITE PLAN	11
PHOTOS OUT OF SITE	03	VEHICULAR-PEDESTRIAN CIRCULATION	12
		BUILDING INSPIRATION	13
		LANDSCAPE PLAN AND DESIGN CONCEPT	14
		LANDSCAPE INSPIRATION	15
		BUILDING ELEVATIONS	16
	04	BUILDING ELEVATIONS	17
	05	WRITTEN NARRATIVE	18
	06	NORTHEAST PERSPECTIVE	19
	07		
	08		
	09		

EXISTING SITE INFORMATION

EXISTING SITE



VICINITY MAP

SCALE: 1" = 400'



CONTEXT MAP

SCALE: 1" = 200'

PLANNING DATA

SITE & ZONING DATA

ASSESOR DATA / PROPERTY RESEARCH:

Property ID	272406-9208
Owner	Derek Straight Shelter Holdings, LLC 11624 SE 5th Street, Suite 210 Bellevue, WA 98005
Client	John Hayden North West Storage Properties 11200 Kirkland Way suite 360 Kirkland WA 98033
County	King
Jurisdiction:	City of Issaquah
SEC-TWN-RNG-QTR	Sec 27 Township 24 Range 6 NE Qtr
Latitude / Longitude	47.73650659 / -122.63810989
Land Area:	.76 acres (36,006 sf)
Proposed Building Area:	108,385 sf
Present Use	N/A
Critical Areas on Site:	N/A
Neighborhood	Issaquah Highlands
Intersection	NE Discovery Dr. and 7th Ave NE
Legal Description:	LOT B ISSAQUAH BLA #LLA14-00002 REC #20140804900004 SD BLA DAF- LOT 1 ISSBLA #LLA 02-001-IH REC #20020321900005 TGW LOT 2 A ISS BLA #LLA 03-009 IH REC# 0031022900002 & CORRECTED 20060303001409 BEING POR W 1/2 OF E 1/2 STR 27-24-6 LESS POR FOR NE DISCOVERY DR PER REC #20140725000736 - (POR SD LOT B LY NLY OF SD DR) TGW TRANSFERABLE DEVELOPMENT RIGHTS PER REC #20140805000941

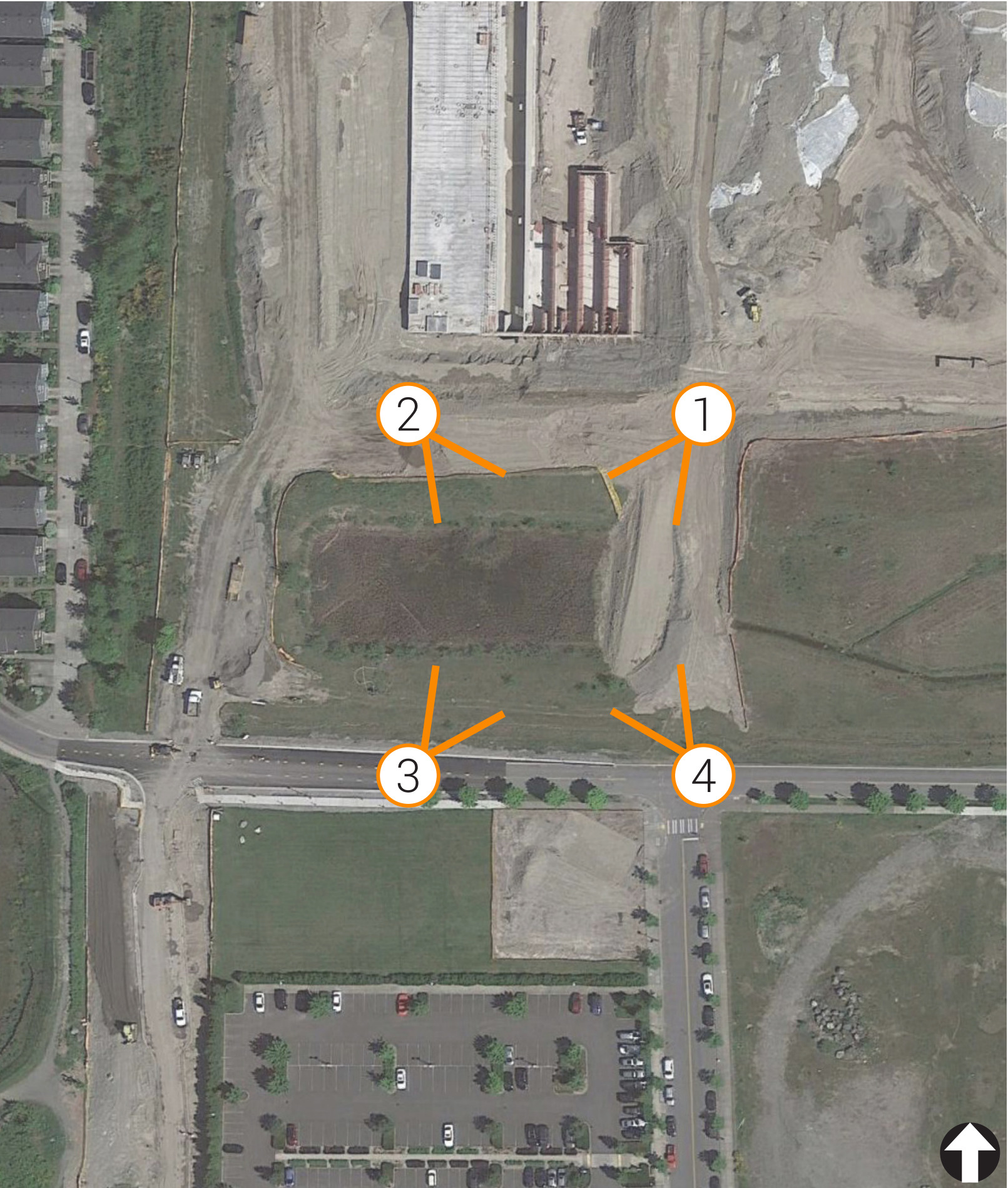
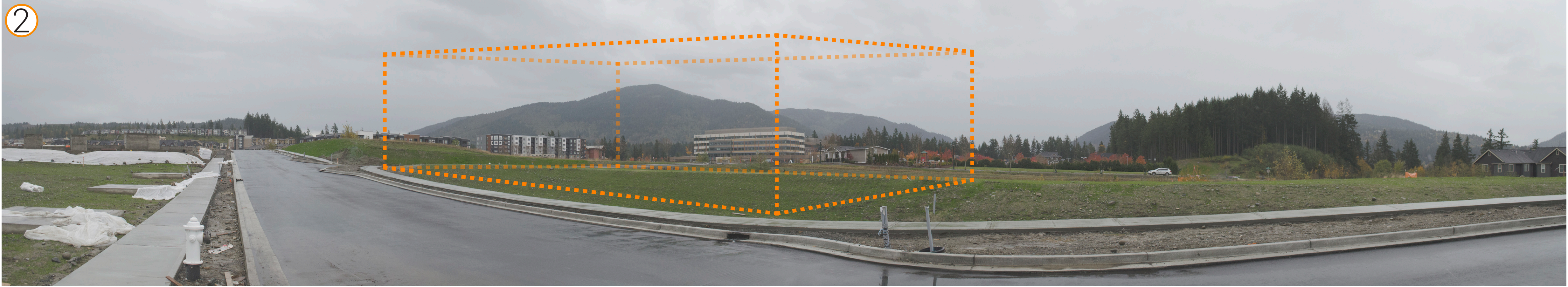
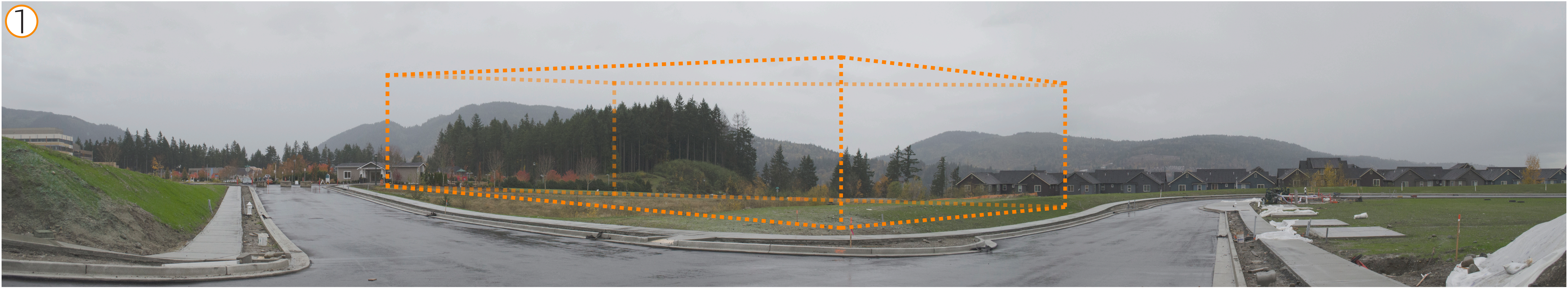
ZONING CODE RESEARCH:

Zoning Designation:	UV (Urban Village) – Comm/Ret
Overlay District:	Village Mixed Use District
Permitted Uses per Issaquah Highlands D. A.	Retail/Commercial
Allowable SF: Retail – Commercial – Residential –	225,250 GSF (3 units) 1,626,337 GSF Ok, w/ min. density of 5 DU's/acre
Issaquah Highlands Proposed Standards (draft dated 9/21/17)	
Neighborhood Type	Traditional Townscape
Allowed Uses	Storage, office, retail, etc.
Minimum Street Setback	0'
Minimum Side Setback	10' (only where adjacent to Single detached use)
Minumum Rear Setback	20' (only where adjacent to Single detached use)
Family	
Maximum bldg. height from avg. grade	85' – commercial, 40' - retail
Maximum Building lot coverage	100% (Architectural Review Committee can adjust)
Min. Floor Area Ratio	1.0
Minimum Lot Size	None
Minimum Lot Depth	None
Parking:	1 per 25 storage units Required Parking 750 nits/25=30 stalls Parking Provided: 30 Stalls 18 Standard Stalls Provided 1 Accessible Stall Provided 19 TOTAL ON-SITE 11 TOTAL ON STREET PARALLEL
Loading Stalls:	1 per 30,000 gfa
Loading Stalls Required:	108,385/30,000 = 3.6 Provided: 2

EXISTING SITE INFORMATION
PHOTOS INTO SITE

- 1. NORTHEAST VIEW
- 2. NORTHWEST VIEW
- 3. SOUTHWEST VIEW
- 4. SOUTHEAST VIEW

----- SITE BOUNDARY

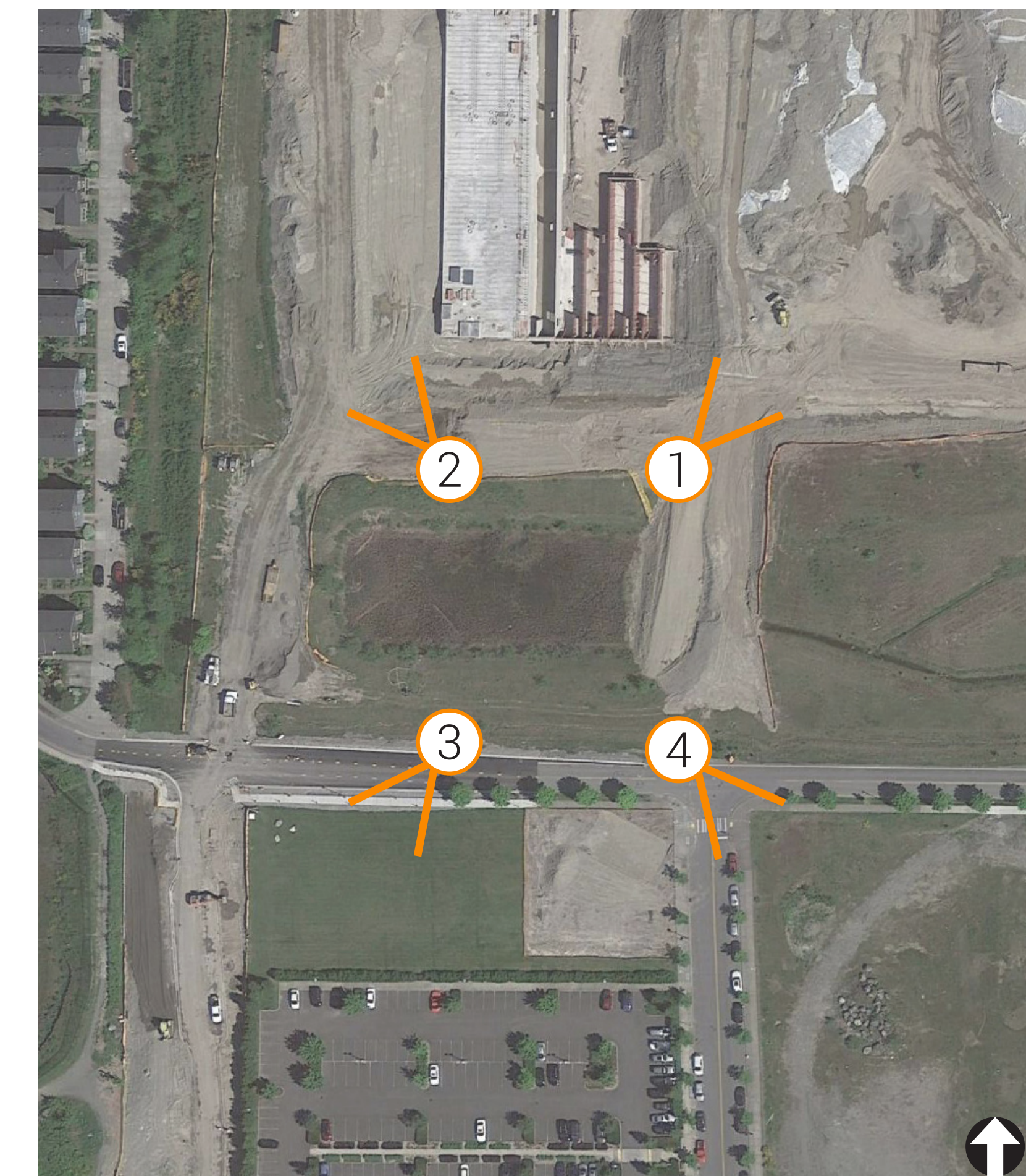


EXISTING SITE INFORMATION

PHOTOS OUT OF SITE



1. FUTURE TOWNHOUSE + PARK CORNER
2. WESTRIDGE TOWNHOMES DEVELOPMENT SITE
3. FIELD ACROSS SITE WITH WOOD FOREST BEYOND
4. SOUTHEAST VIEWING SWEDISH CANCER INSTITUTE BEYOND



SITE ANALYSIS
NATURAL FEATURES



1 WOODS BEYOND
NE DISCOVERY DR, ISSAQUAH, WA 98029



2 FIELD ACROSS SITE
NE DISCOVERY DR, ISSAQUAH, WA 98029



3 COUGAR MOUNTAIN



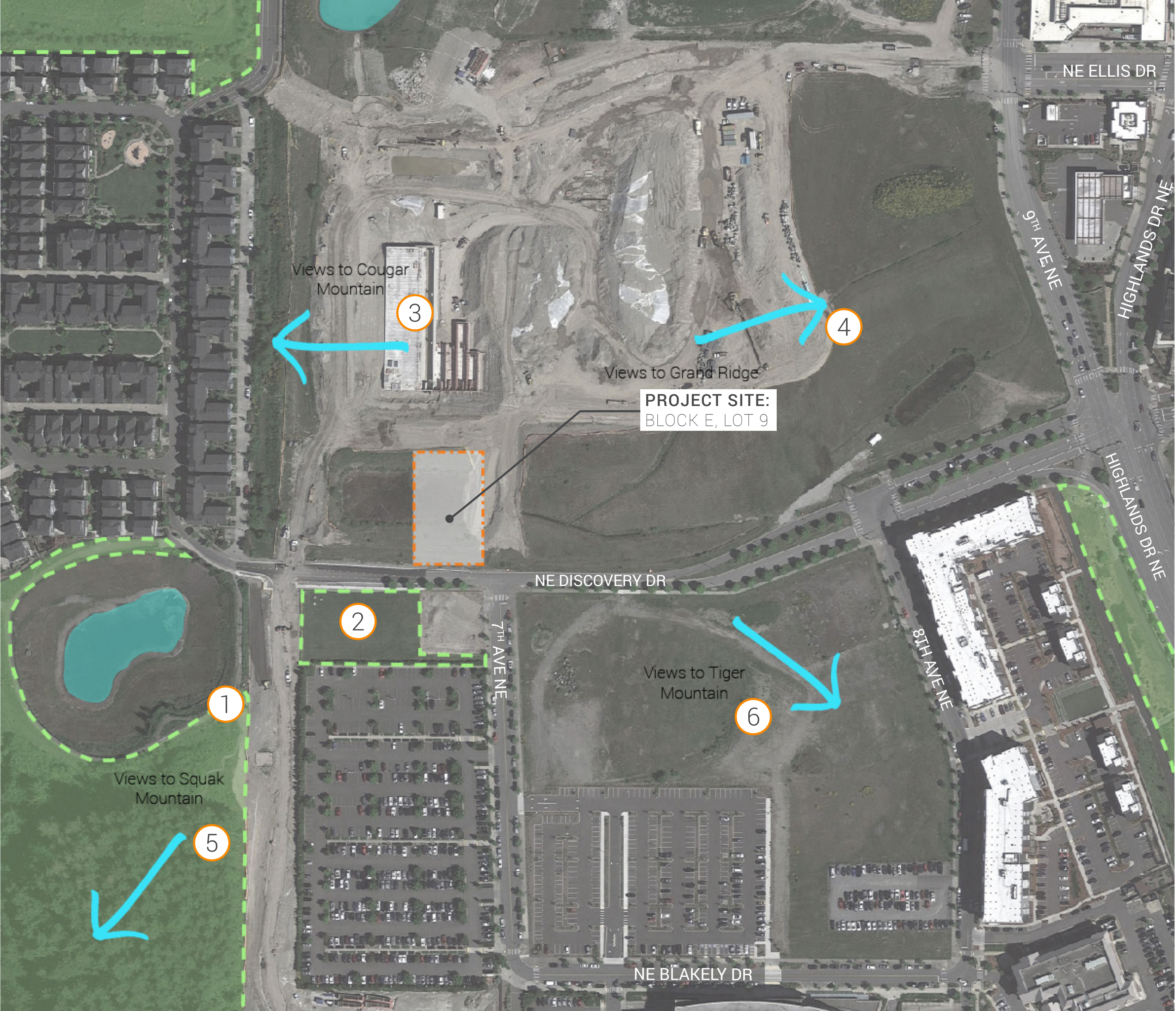
4 GRAND RIDGE



5 SQUAK MOUNTAIN



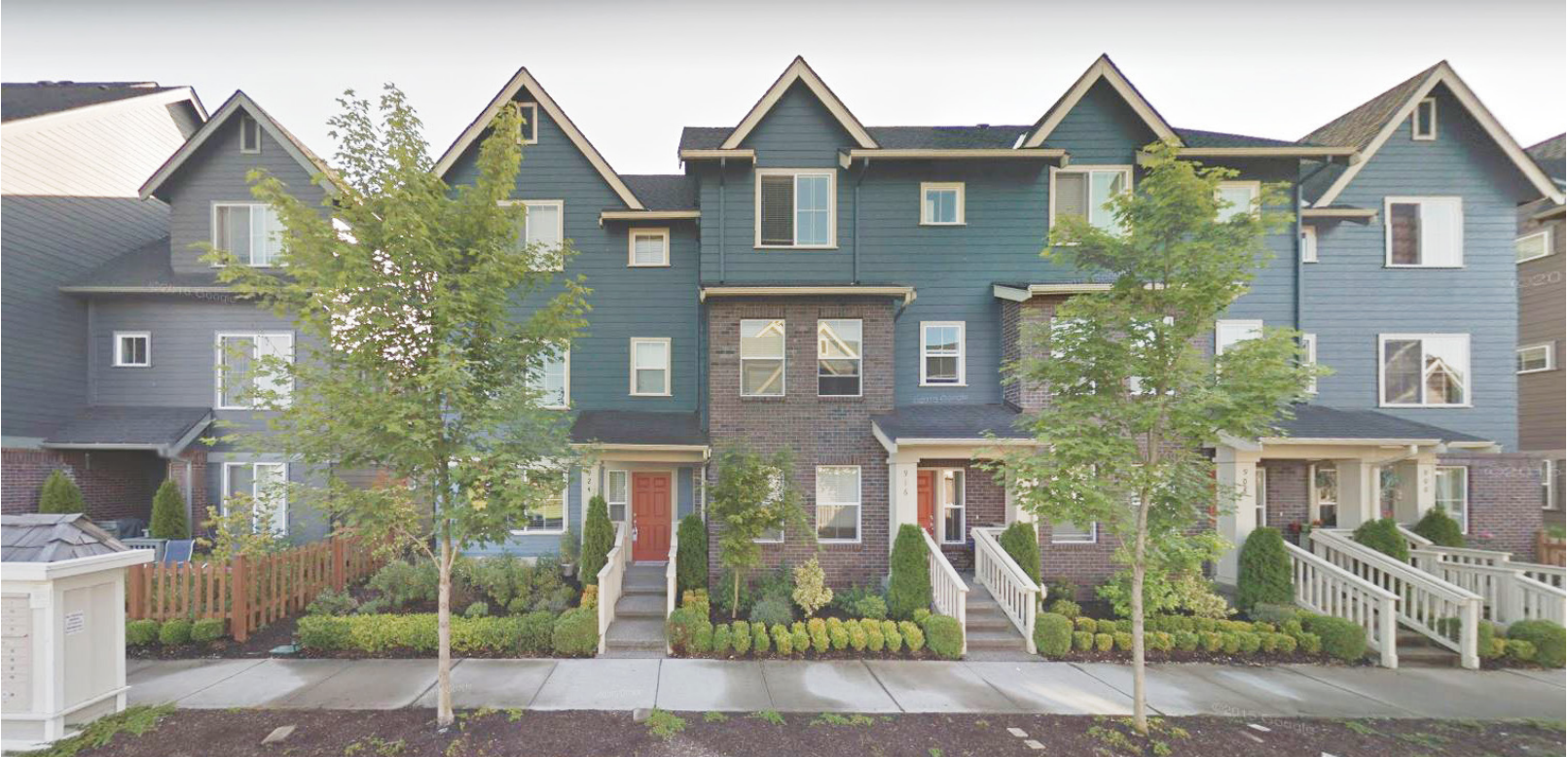
6 TIGER MOUNTAIN



SITE ANALYSIS
MAN-MADE FEATURES



↑ SCALE: 1" = 140' UV URBAN VILLAGE ZONING NATURAL ELEMENTS



1 SINGLE FAMILY RESIDENTIAL
924 4TH AVE. NE, ISSAQUAH, WA 98029



4 SWEDISH CANCER INSTITUTE
751 NE BLAKELY DR #1090, ISSAQUAH, WA 98029



2 HIGHLANDS AND ELLIS DR INTERSECTION
NE ELLIS DR ISSAQUAH, WA 98029



5 DISCOVERY WEST APARTMENTS (NORTH BUILDING)
580 8TH AVE NE, ISSAQUAH, WA 98029



3 WILLIAMSBURG TOWNHOMES
WILLIAMSBURG WALK NE, ISSAQUAH, WA 98029



6 DISCOVERY WEST APARTMENTS (SOUTH BUILDING)
580 8TH AVE NE, ISSAQUAH, WA 98029

SITE ANALYSIS

TRAFFIC + ACCESS OPPORTUNITIES

- VEHICULAR ENTRY / EXITS OPPORTUNITY:
- 1. WEST : MIDBLOCK
- VEHICULAR ENTRY / EXITS CONSTRAINTS:
- 1. NE AND SE CORNERS
 - 2. WEST
 - 3. MEDIAN ISLAND ALONG DISCOVERY DRIVE
- PEDESTRIAN ENTRY / EXITS CONSTRAINTS:
- NONE

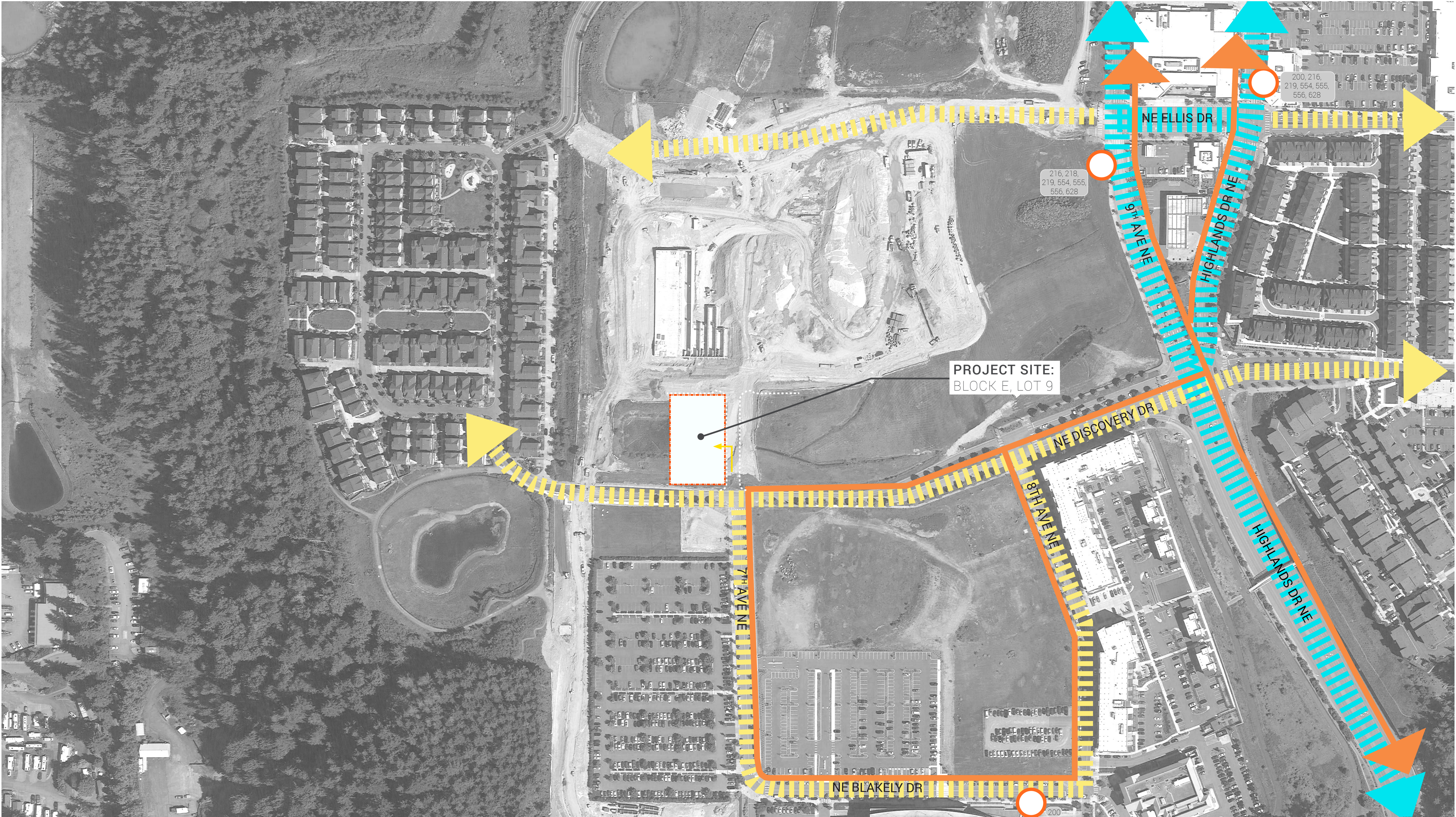
MAJOR VEHICLE ACCESS

SECONDARY VEHICLE ACCESS

BUS ROUTE

BUS STOP

VEHICLE ENTRY



SCALE: 1" = 140'



SCALE: 1" = 140'

	SUMMER SOLSTICE: JUNE 21 SUNRISE: 5:11 AM SUNSET: 9:10 PM
	WINTER SOLSTICE: DEC. 20 SUNRISE: 7:54 AM SUNSET: 4:20 PM

SITE ANALYSIS

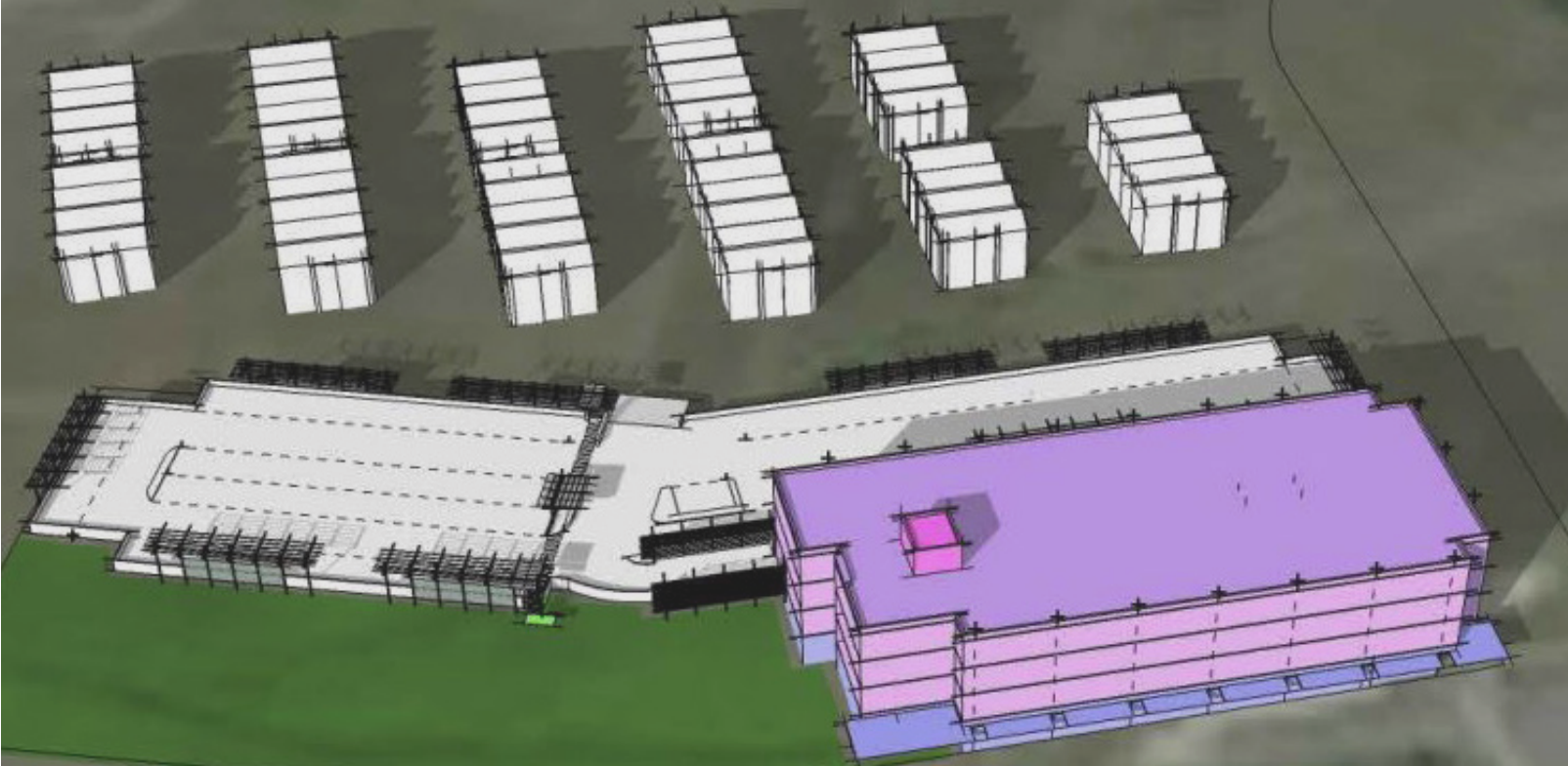
NEIGHBORING DEVELOPMENTS



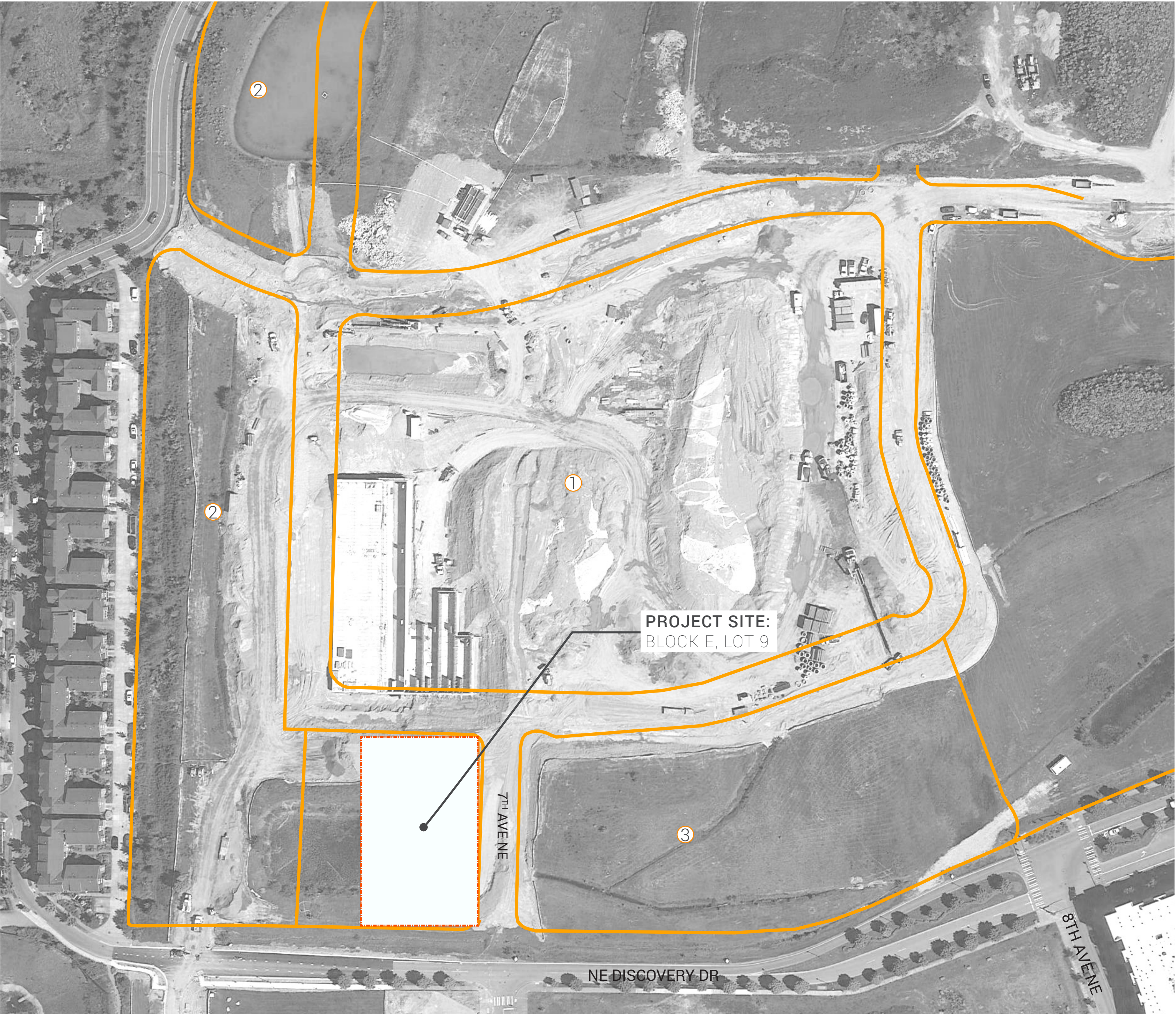
1 WESTRIDGE TOWNHOMES



2 WESTRIDGE TOWNHOMES



3 IHIF COMMERCIAL

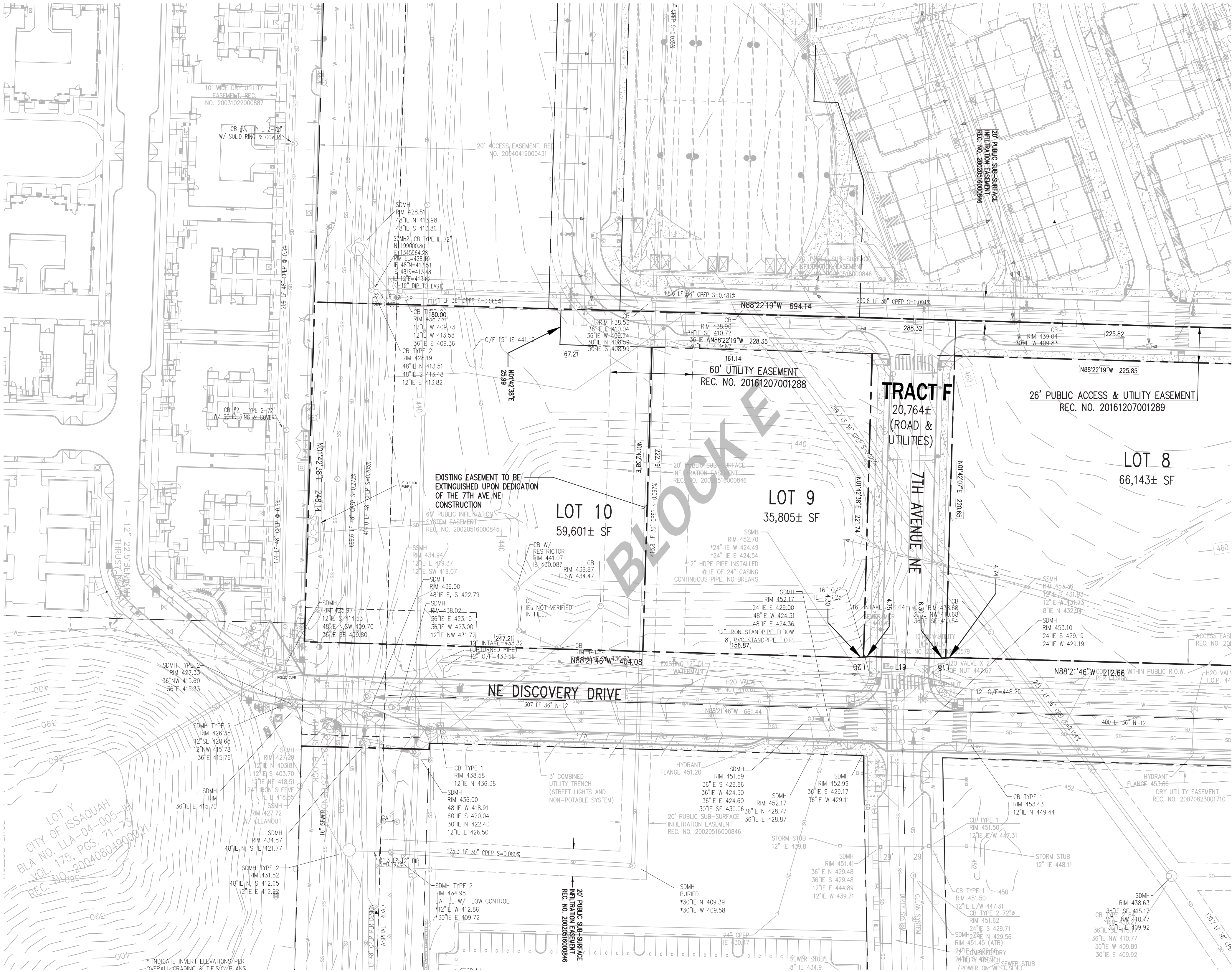


SCALE: 1" = 80'

SITE ANALYSIS
EXISTING SITE SURVEY

NE 1/4 OF SEC. 27, TWP. 24 N, RGE. 6E., W.M.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°59'08"W	29.80
L2	N01°00'52"E	11.85
L3	N88°59'08"W	16.38
L4	N00°58'43"E	49.00
L5	N88°59'08"W	17.21
L6	N01°00'52"E	10.48
L8	N01°00'49"E	61.00
L10	N88°21'46"W	25.13
L11	N01°38'14"E	17.08
L13	N01°38'14"E	94.47
L15	N00°14'43"W	74.78
L16	N15°36'11"W	13.61
L17	N66°02'07"E	49.86
L18	N86°26'34"E	11.05
L19	N88°21'46"W	49.00
L20	N85°17'49"E	9.06



NOTES:

- PROPERTY LINES SHOWN ARE PER THE PRELIMINARY PLAT CURRENTLY PENDING UNDER ISSAQUAH FILE NO. PP 17-00002; HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS.
- PROPERTY IS WITHIN CRITICAL AQUIFER RECHARGE AREA, CLASS III. THERE ARE NO OTHER TREES OR CRITICAL AREAS ON-SITE.
- SURVEY INFORMATION ASSEMBLED FROM PRELIMINARY PLAT AS PROVIDED BY CORE DESIGN.

LEGEND

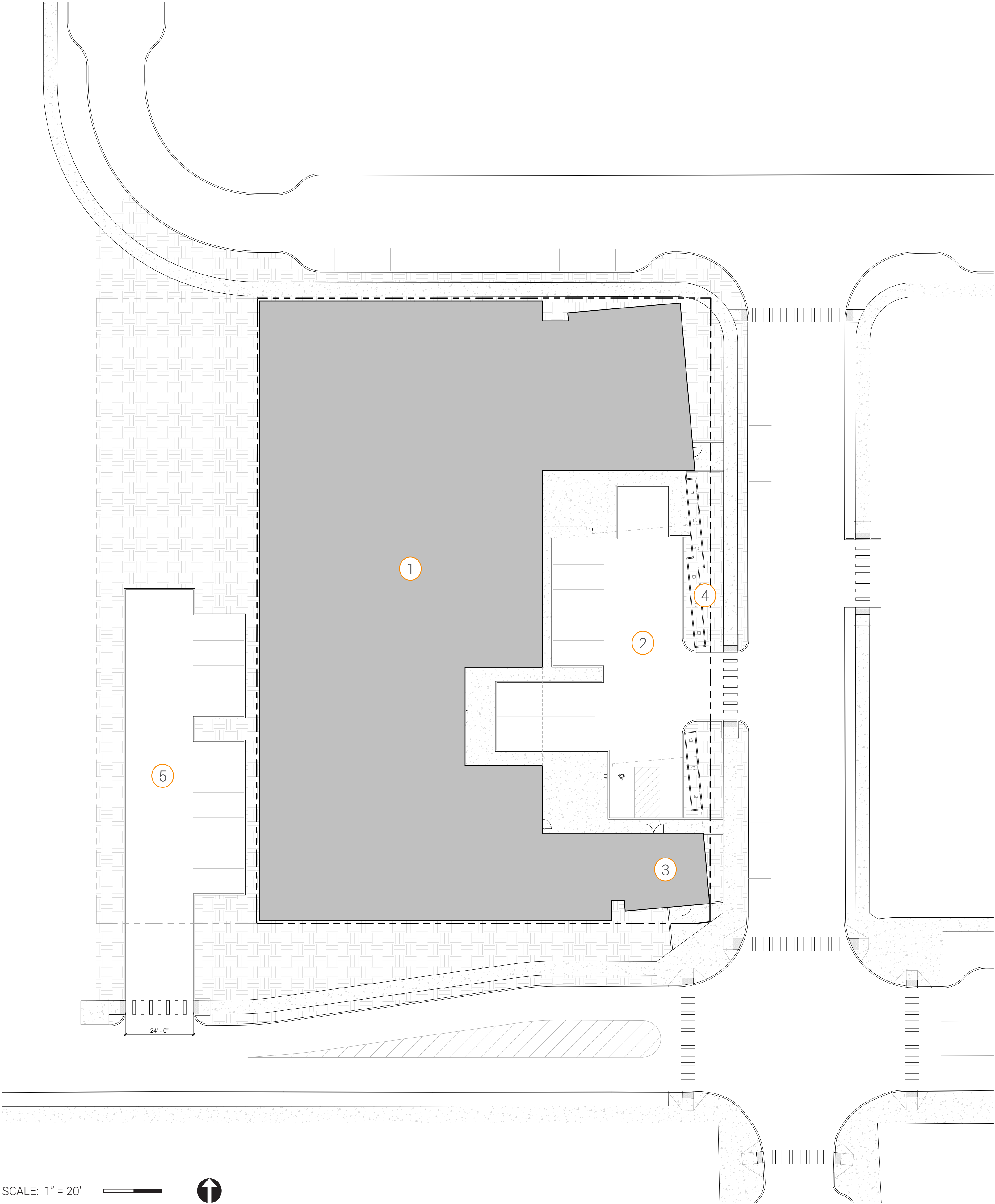
- EXISTING CONCRETE
- EXISTING ROCK WALL
- EXISTING MH
- EXISTING FIRE HYDRANT
- EXISTING UTILITY FLOW DIRECTION
- LOT LINE
- CENTERLINE
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- W EXISTING WATER MAIN

Nov 30, 2017 - 4:08pm
Z:\1600001-1600999\1600403 (High Street) CAD\Design\02 Pre-Application\01 EC-Block A-B-C-D-E.dwg
BrainB

BUILDING MASSING + ARCHITECTURAL CONCEPT

SITE FEATURES

- 1. PROPOSED BUILDING OUTLINE
- 2. PARKING WITHIN PROPERTY BOUNDARY
- 3. OFFICE LOCATION
- 4. PARKING SCREENING
- 5. REMAINING PARKING OFF-SITE



BUILDING MASSING + ARCHITECTURAL CONCEPT
CIVIL SITE PLAN

STORM DRAINAGE NOTE

1. ON-SITE DETENTION AND WATER QUALITY IS PROPOSED AS THE SITE IS TRIBUTARY TO THE CLEAN BYPASS SYSTEM. WILL CONSIDER PAYING FEE IN LIEU OF DETENTION FOR UNDETAINED IMPERVIOUS AREAS IN FUTURE DESIGN. THIS FEE WILL BE CALCULATED AS \$0.628 PER IMPERVIOUS SQUARE FOOT.
2. DETENTION WILL BE SIZED SUCH THAT THE CUMULATIVE DISCHARGE FROM THE HIGH STREET COLLECTION PROPERTIES (21.47 ACRES) TO THE CLEAN BYPASS SYSTEM IS 1.43 CFS OR LESS DURING THE 100 YEAR STORM EVENT.

FLAG NOTES

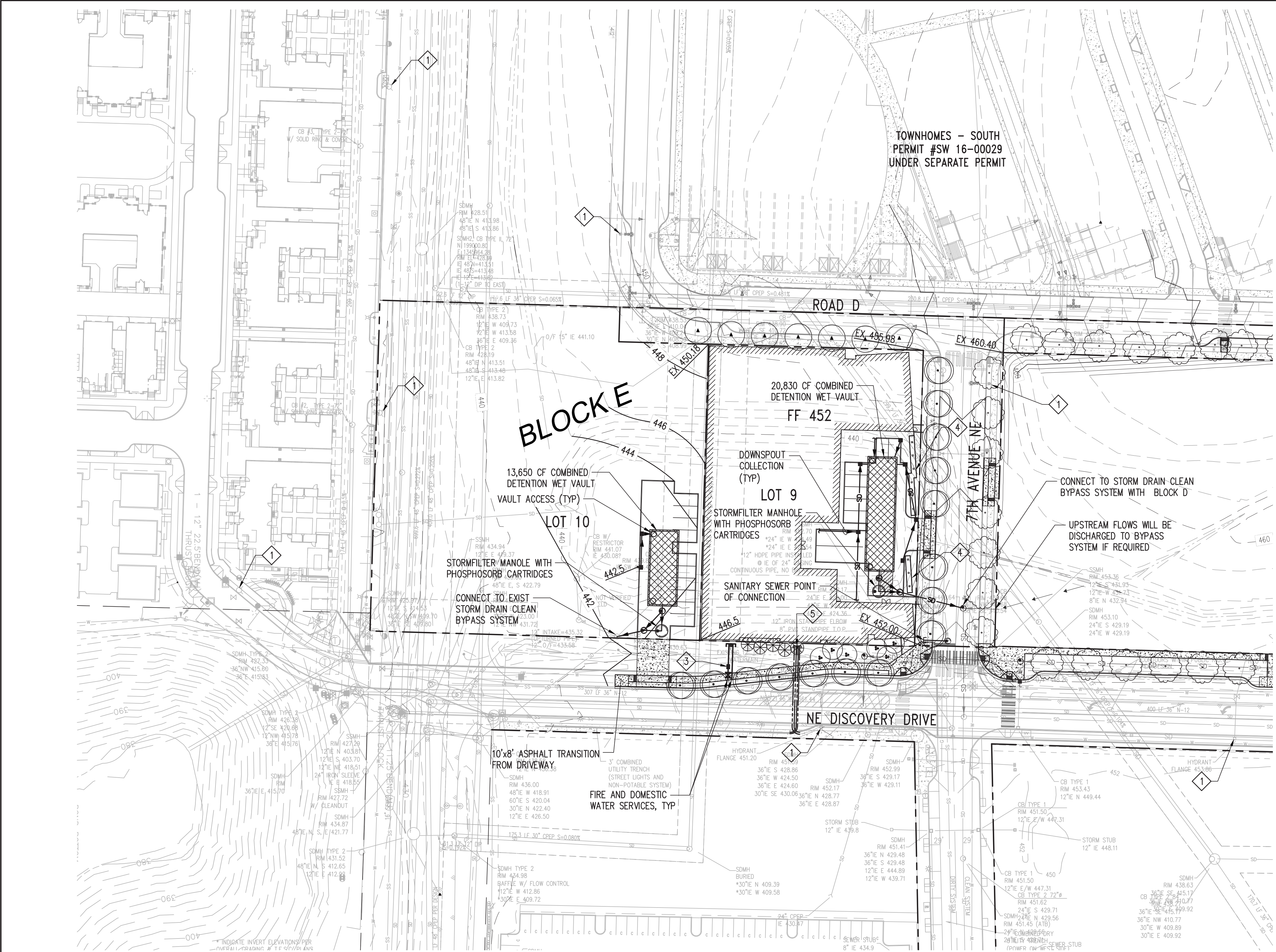
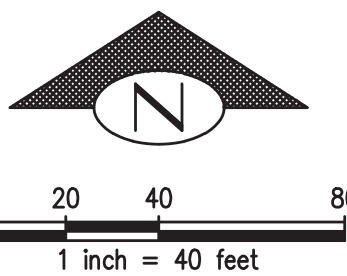
- 1 EXISTING FIRE HYDRANT
- 2 PROPOSED FIRE HYDRANT
- 3 WATER METER
- 4 WALL
- 5 POWER AND COMMUNICATIONS

NOTES:

1. PROPERTY LINES SHOWN ARE PER THE PRELIMINARY PLAT CURRENTLY PENDING UNDER ISSAQUAH FILE NO. PP 17-00002; HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS.
2. THERE ARE NO TREES OR CRITICAL AREAS ON-SITE.

LEGEND

- PROPOSED BUILDING
- PROPOSED DETENTION VAULT
- PROPOSED CB
- PROPOSED MH
- EXISTING MH
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED FIRE SERVICE
- EXISTING WATER MAIN
- POWER AND COMMUNICATION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- SPOT ELEVATION
- PAD MOUNTED TRANSFORMER



NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY SJZ/TAD	DESIGNED BY ERL
CHECKED BY ERL	APPROVED BY MAV
DATE 12/01/2017	
J O B No.:1600403	

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

SCALE:
AS NOTED

kpff

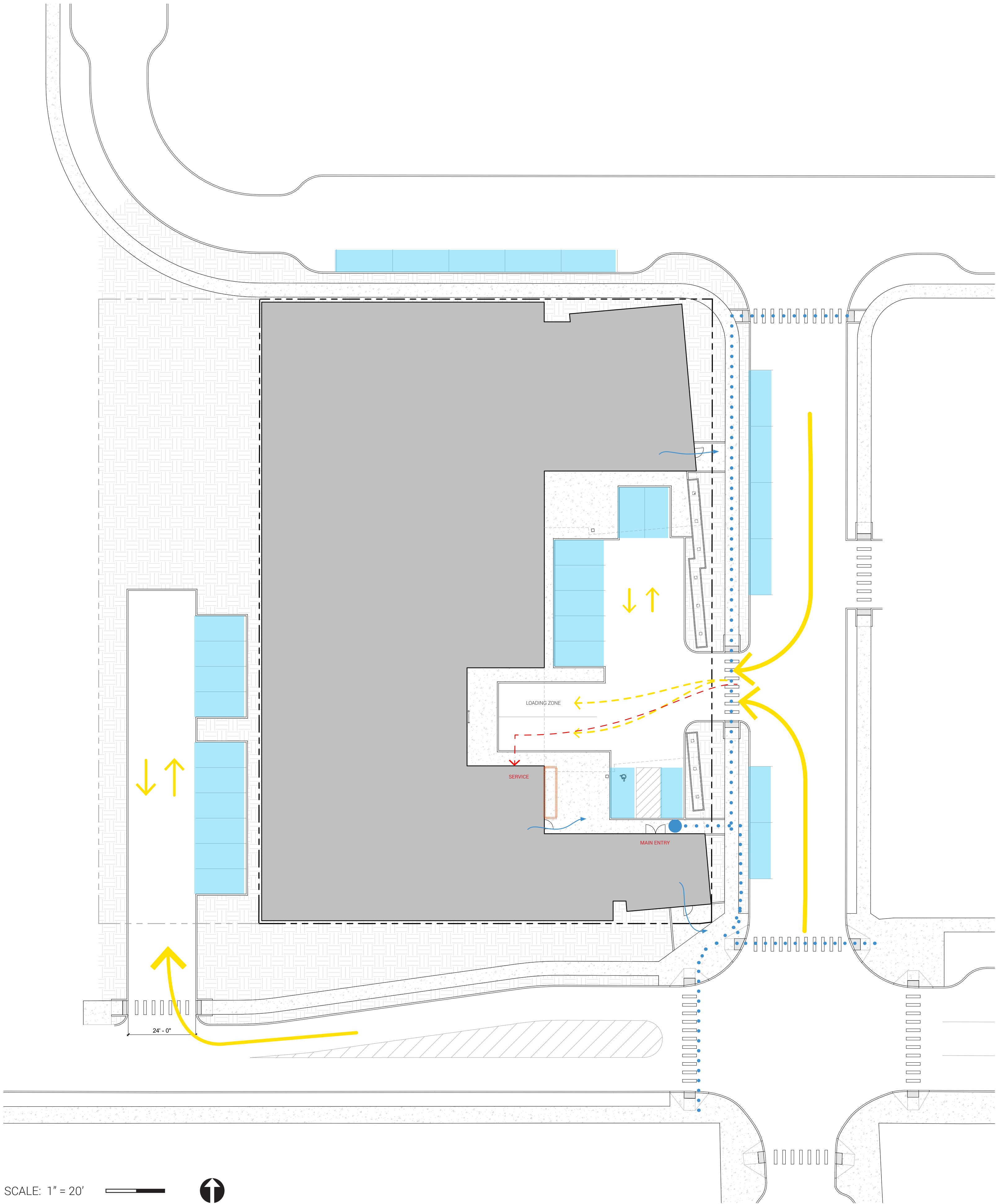
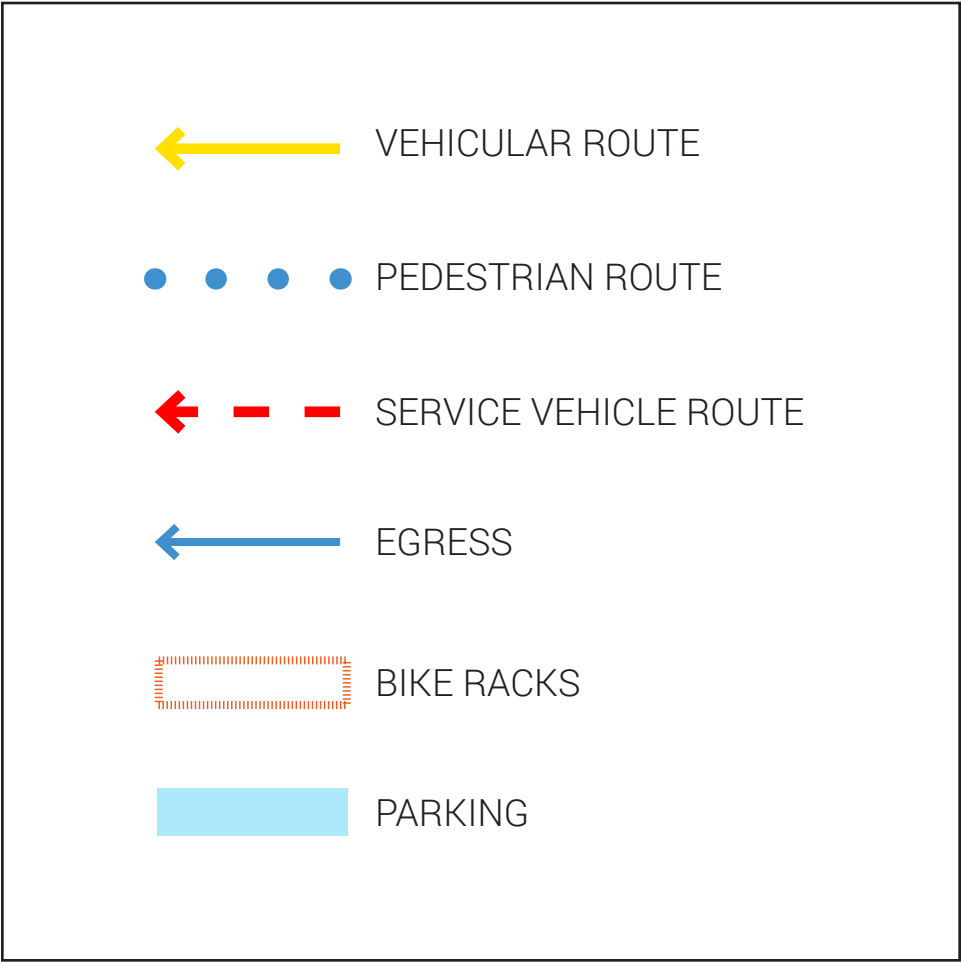
1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



HIGH STREET COLLECTION AT ISSAQUAH HIGHLANDS ISSAQUAH, WA.	SHEET
PRE-APPLICATION CONCEPTUAL GRADING AND UTILITIES BLOCK E	PC-201

BUILDING MASSING + ARCHITECTURAL CONCEPT

VEHICULAR-PEDESTRIAN CIRCULATION

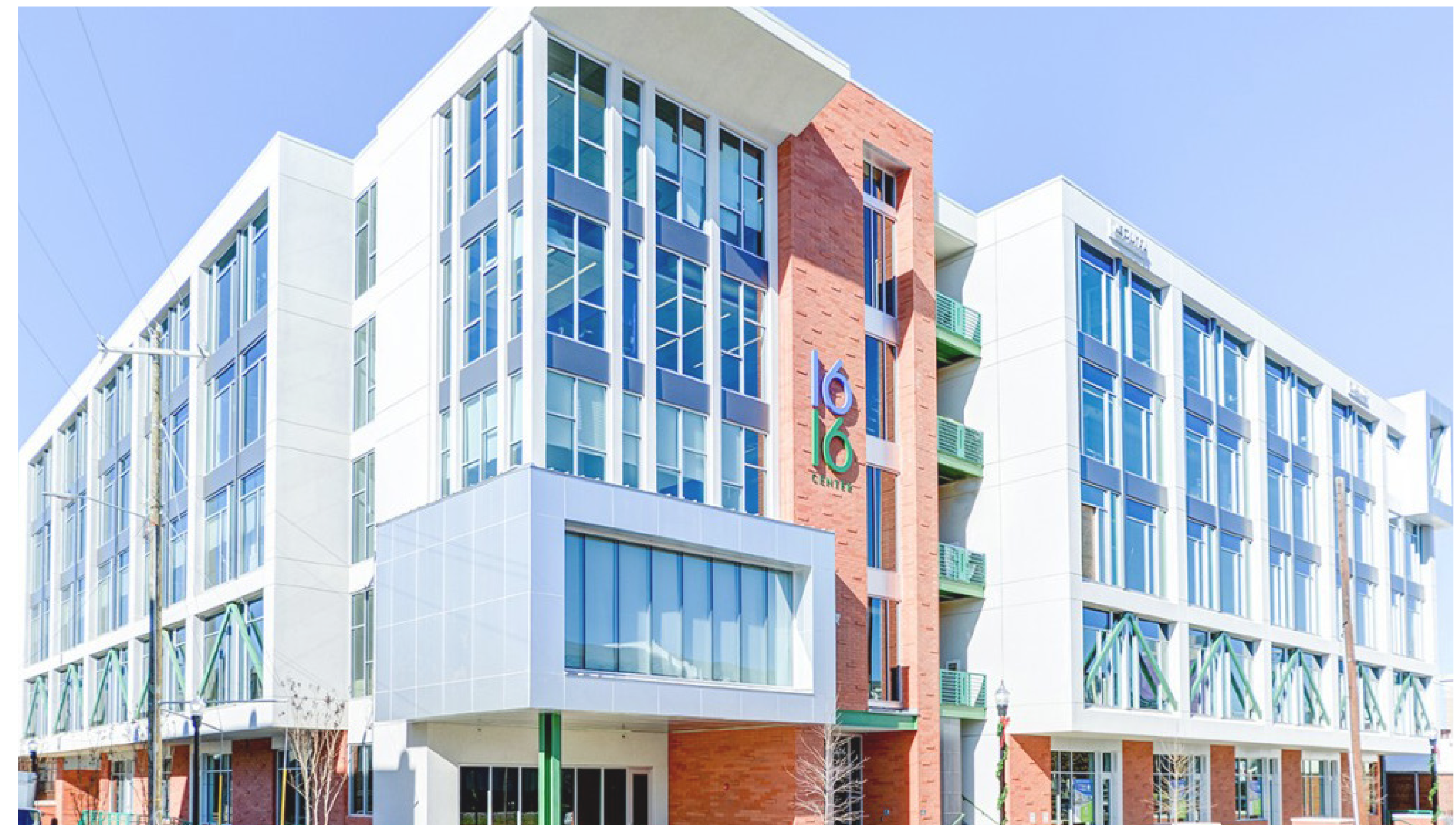
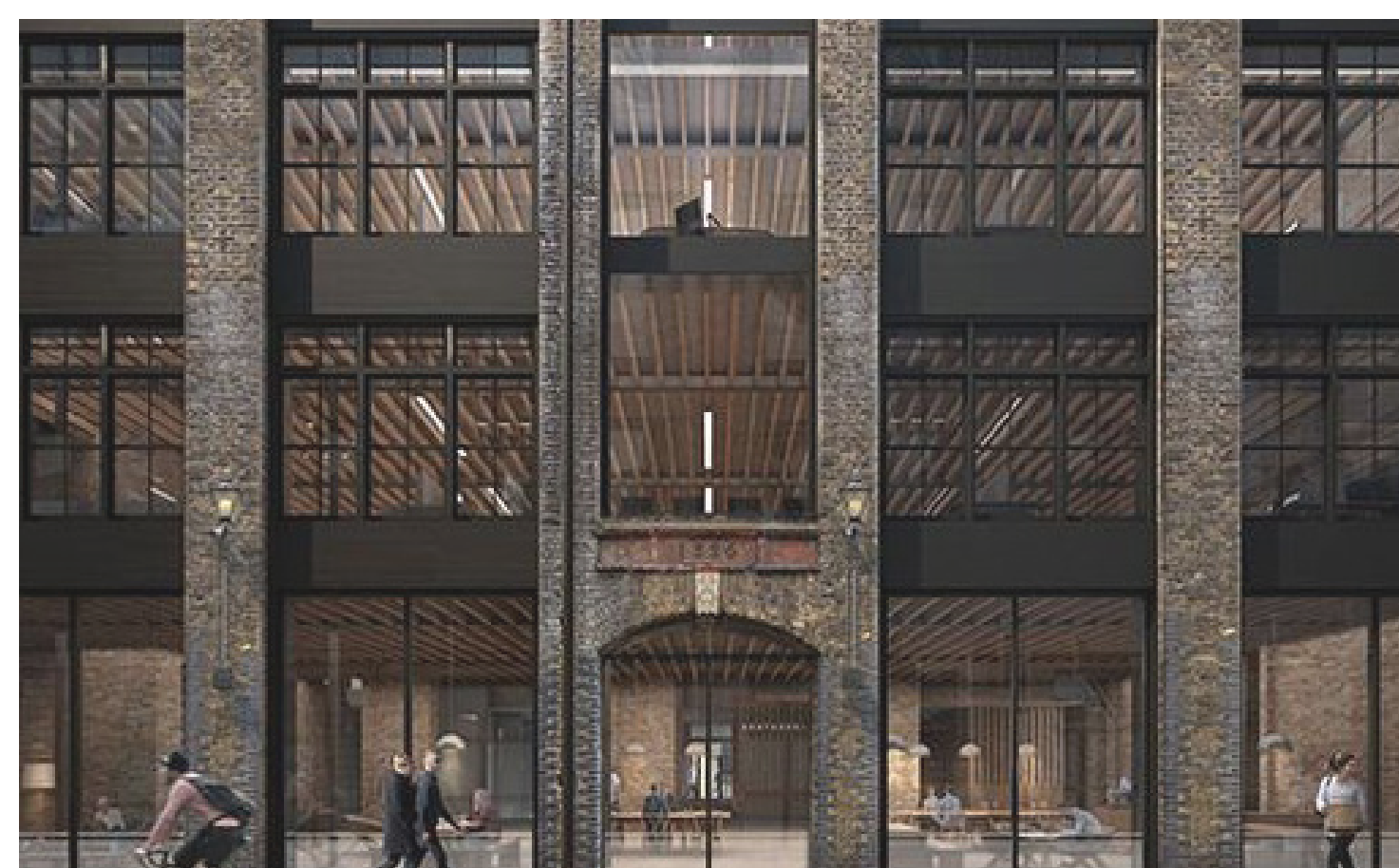


SCALE: 1" = 20'



BUILDING MASSING +ARCHITECTURAL CONCEPT

BUILDING INSPIRATION

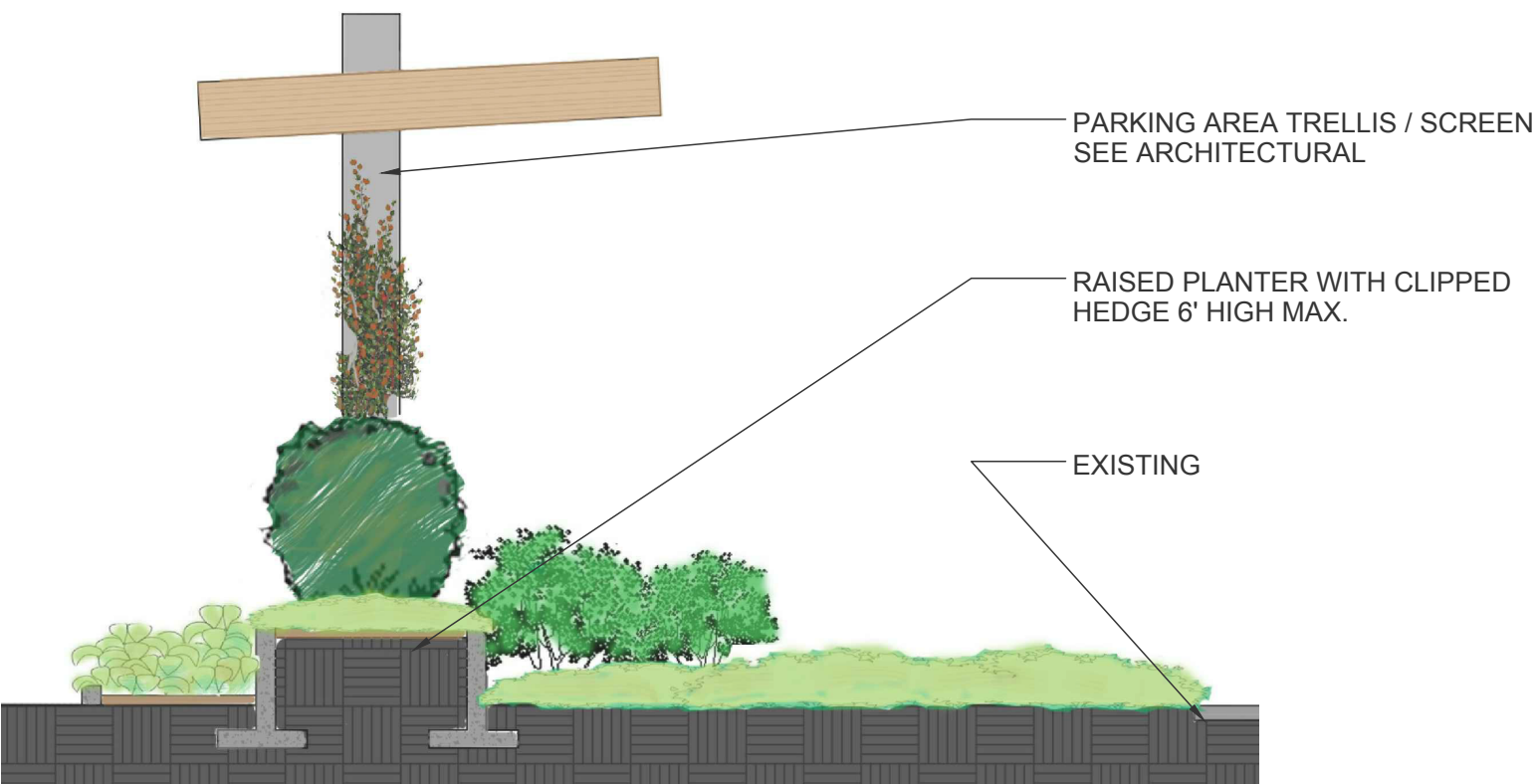


BUILDING MASSING + ARCHITECTURAL CONCEPT

LANDSCAPE PLAN AND DESIGN CONCEPT



1 PARKING AREA BUFFER
NTS



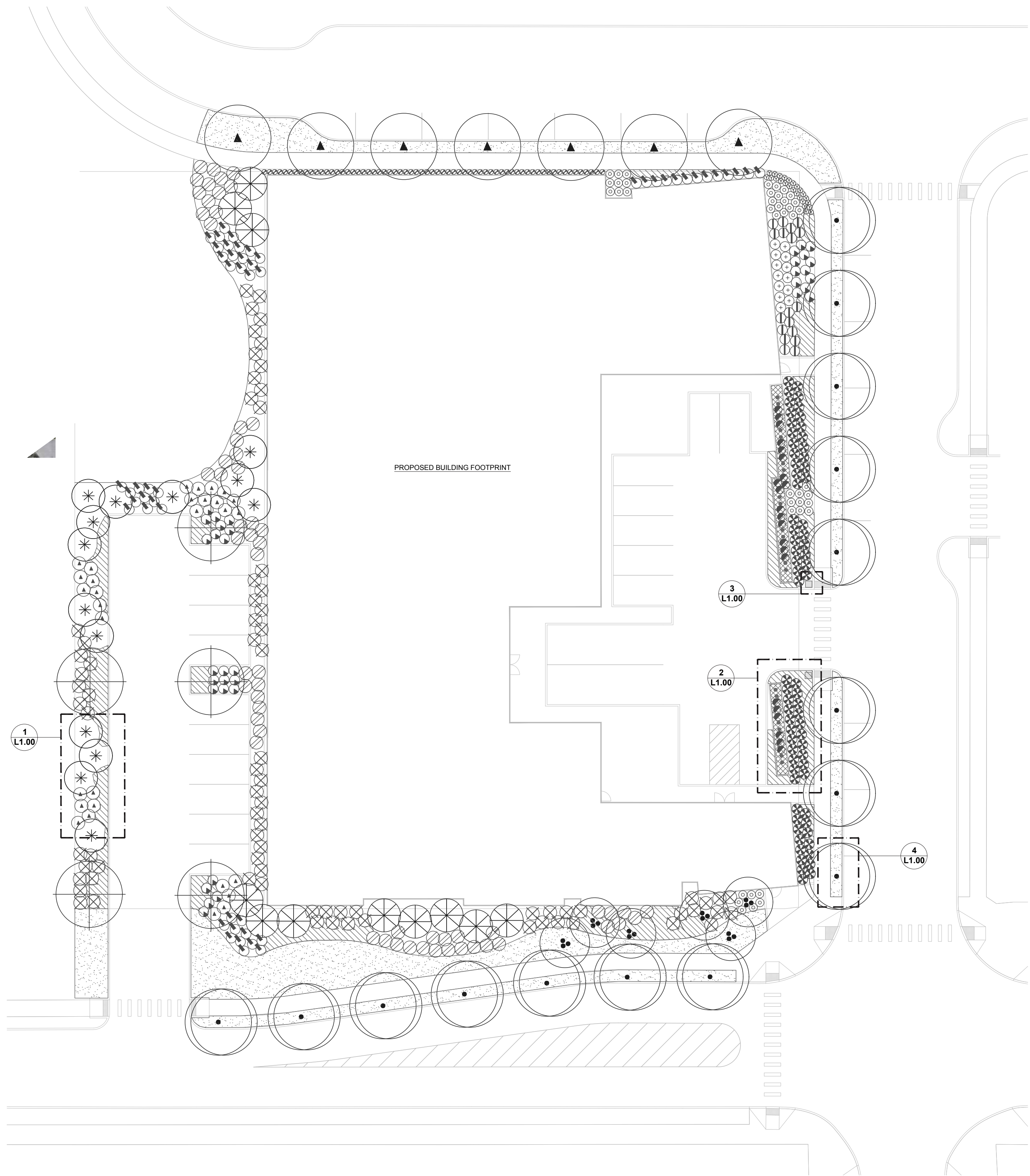
2 PLANTER SECTION
3/8" = 1'-0"



3 ENTRY BOLLARD LIGHT
NTS



4 TYPICAL STREET TREE PLANTING
NTS



SCALE: 1" = 20'

BUILDING CONCEPT + ARCHITECTURAL CONCEPT

LANDSCAPE INSPIRATION

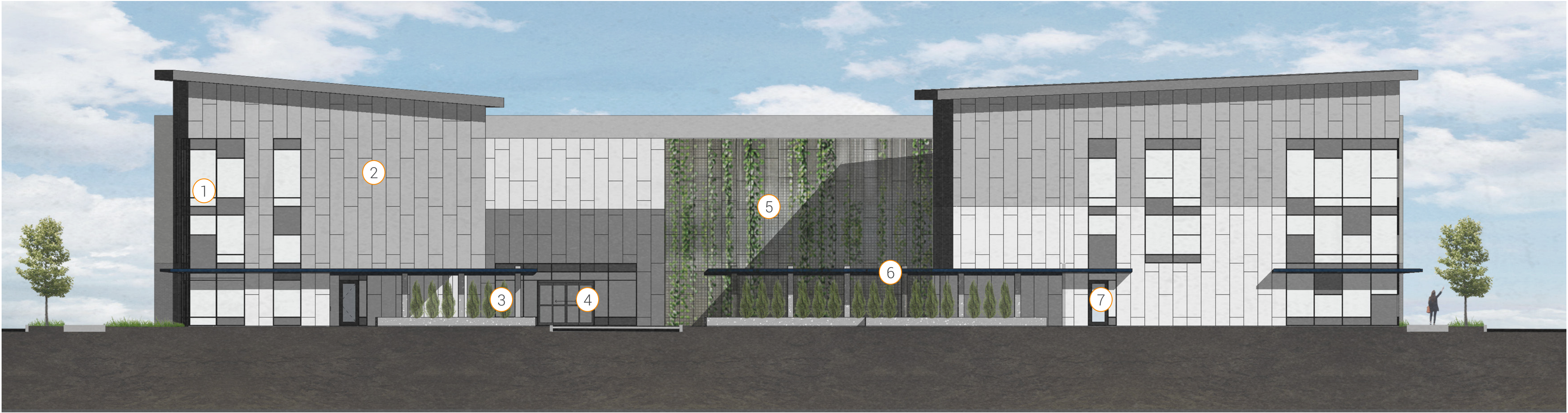


PLANT PALETTE - PROJECT SITE				
SYMBOL	BOTANICAL / COMMON PLANT NAME	SIZE	QTY	REMARKS
TREES				
	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2" CAL		(D) B&B
	FRAXINUS OXYCARPA 'RAYWOOD' / RAYWOOD ASH	2" CAL	-	(D) B&B
	PICEA OMORIKA / SERBIAN SPRUCE	6'-7' HT	---	(E) B&B
	POPULUS TREMULA 'ERECTA' / UPRIGHT EUROPEAN ASPEN	2" CAL	---	(D) B&B
	STEWARTIA MONADELPHA / TALL STEWARTIA	2" CAL	-	(D) B&B
	THUJA PLICATA 'FASTIGIATA' / HOGAN CEDAR	6' HT		(E) B&B
SHRUBS				
	BUXUS SEMPERVIRENS 'GRAHAM BLAND' / BOXWOOD	5 GAL	---	(E) CONTAINER
	CALAMAGROSTIC 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	---	(E) CONTAINER
	CEANOTHUS THYRSIFLORUS 'SKYLARK' / SKYLARK CEANOTHUS	5 GAL	---	(E) CONTAINER
	CORNUS STOLONIFERA 'KELSEY' / DWARF RED TWIG	2 GAL	-	(D) CONTAINER
	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH	5 GAL	-	(D) CONTAINER
	MAHONIA AQUIFOLIUM 'ORANGE FLAME' / ORANGE FLAME OREGON GRAPE	5 GAL	-	(E) CONTAINER
	NANDINA DOMESTICA 'MOON BAY' / HEAVENLY BAMBOO	5 GAL	-	(E) CONTAINER
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	1-GAL	---	(E) CONTAINER
	PRUNUS LAUROCERASUS / ENGLISH LAUREL	5 GAL	---	(E) CONTAINER
	PRUNUS LUSITANICA / PORTUGAL LAUREL	5 GAL	-	(E) CONTAINER
	THUJA OCCIDENTALIS 'EMERALD GREEN' / ARBORVITAE	5' HT	-	(E) B&B
	VIBURNUM TINUS 'SPRING BOUQUET' / LAUNSTINUS	5 GAL	-	(E) CONTAINER
GROUNDCOVER / VINES				
	SODDED LAWN			
	ARCTOSTAPHYLOS UVA-URSI 'MASSACHUSETTS' / KINNI KINNICK	4" POTS	---	(E) PLANT @ 18" O.C.
	PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON LAUREL	1 GAL	---	(E) PLANT @ 24" O.C.
	VINCA MINOR / PERIWINKLE	1 GAL	---	(E) PLANT @ 24" O.C.
	PARTHENOCISSUS TRICUSPIDATA / BOSTON IVY	1-GAL	---	(D) CONTAINER, TRAIN ON ADJACENT COLUMN

BUILDING MASSING + ARCHITECTURAL CONCEPT

BUILDING ELEVATIONS

- 1. ALUMINUM STOREFRONT
- 2. HARDIE PANELS IN RANDOM PATTERN
- 3. LANDSCAPED PARKING SCREEN
- 4. MAIN BUILDING ENTRANCE
- 5. METAL SCREENED PLANT WALL
- 6. CANOPY
- 7. STAIR EXIT DOOR



EAST ELEVATION

SCALE: 1" = 10'

- 1. HARDIE PANELS IN RANDOM PATTERN
- 2. LIGHT COLORED BRICK
- 3. DARK COLORED BRICK
- 4. CONCRETE BASE



WEST ELEVATION

SCALE: 1" = 10'

BUILDING CONCEPT + ARCHITECTURAL CONCEPT

BUILDING ELEVATIONS



SCALE: 1" = 10'

NORTH ELEVATION

1. VERTICAL METAL SIDING
2. HARDIE PANEL IN RANDOM PATTERN
3. ALUMINIUM STOREFRONT
4. LIGHT COLORED BRICK
5. CANOPY
6. DARK COLORED BRICK
7. CONCRETE BASE



SCALE: 1" = 10'

SOUTH ELEVATION

1. HARDIE PANEL IN RANDOM PATTERN
2. ALUMINUM STOREFRONT
3. LIGHT COLORED BRICK
4. DARK COLORED BRICK
5. OFFICE ENTRY DOOR

BUILDING MASSING + ARCHITECTURAL CONCEPT

WRITTEN NARRATIVE

December 1, 2017

City of Issaquah
Development Services Department
1775 12th Ave NW PO Box 1307
Issaquah, WA 98027

RE: Pre-Application Meeting Submittal Narrative
Issaquah Highlands Self Storage
Block E, Lot 9
Issaquah Highlands

We are proposing a new commercial 4 story (3 above grade + 1 below grade), 108,000 SF self-storage facility located in the Issaquah Highlands. The project is currently being designed to the standards set forth in the Grand Ridge Annexation and Development Agreement Appendixes A through T.

The intended use falls within the allowable uses set forth by the above referenced standards and fits the vision of an "innovative twenty first century model for a compact pedestrian oriented mix of residential, retail and commercial uses" in the High Street area. Some of the design criteria used in the design are:

- Pedestrian friendly design on all sides of the building through use of materials, landscaping and building elements such as windows, canopies and trellises.
- Reducing the amount of parking to that which is typically required for a self-storage facility and locating the required parking within the building envelope, screened from the street, thus helping to create a more urbanized and pedestrian friendly site.
- Use of design elements and materials to create the desired New Urbanism architectural style while keeping the building pedestrian friendly at the street level.

At this time, the proposed project is not planned to be certified as a green building. However, energy efficiency and sustainable development will be implemented into the design of project as much as possible through:

- Use of native plants which do not require excessive watering.
- Energy efficient lighting to reduce electricity usage.
- Low flow fixtures in restrooms and break room to reduce water usage.
- Recycling of construction waste as much as possible.
- Recycling and composting of waste once the facility is operational.

Per meetings with the City of Issaquah Development Services staff, we have also integrated desired design elements into our proposal. These include:

- Screening of the parking/loading area by use of a trellis and landscaping. This also helps to make the street pedestrian friendly and brings down the scale of the building.
- Making the main entrance to the facility off of the sidewalk for both potential new tenants accessing the leasing office and existing tenants accessing the storage units.
- Creating a pedestrian friendly feel at the ground level by use of materials (e.g. brick) canopies, trellises and landscaping on all sides of the building.
- Offsetting the driveway entrance from the development to the east of our property.
- Reducing blank facades by use of modulating elements and materials.

Currently, we show compliance with the required amount of parking stalls by using a portion of the adjacent parcel to the west of our property. This parcel is also owned by IHIF Commercial LLC and would allow parking for our project on that parcel or seek a lot line adjustment to encompass the proposed west parking on-site. In an effort to remove the parking form the west side of the building- we plan to formally submit a proposal for an Administrative Minor Modification for a reduction to the parking requirements set forth in Appendix O of the Grand Ridge Development Agreement- such modifications have been previously approved for self-storage projects in the Issaquah Highlands and on Newport Way. Alternately- we may seek approval of shared parking (allowed under Appendix O section 4.9) with the proposed Medical Office Building located to the east of our property.

We look forward to working with the City of Issaquah Development Services staff on this project. Please address any comments to Jackson | Main Architecture. (206) 324-4800

Sincerely,



Shawn C. Rafferty – Project Manager, Jackson | Main Architecture



NE PERSPECTIVE